

**MINUTES**  
**LEXINGTON COUNTY PLANNING COMMISSION**  
**April 21, 2011**

The Lexington County Planning Commission held its regular monthly meeting on Thursday, April 21, 2011, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

**Members Present:**

Warren Cope  
Michael Shealy  
Robert Spires  
Andy White  
Keith Myhand  
Pat Dunbar  
David Laird

**Staff Present:**

Charlie Compton  
Sharon Willis  
Jack Maguire  
Walt McPherson  
Bruce Hiller  
Janet Turner  
Alan Rickenbaker  
Peatra Cruz  
Chris Stone

**Members Absent:**

Lee Matthews  
Rock Lucas

**Others Present:**

Robert P. Fox, Jr.  
Ramona S. Fox  
Betty F. Fox  
Perry Fox  
Henry Phillips  
Steve Jeffcoat  
Steven Jeffcoat

The meeting for April 21, 2011, was called to order at 8:00 a.m. by Vice Chairman Andy White. Robert Spires gave the invocation for the meeting.

**Minutes:** Vice Chairman White stated that the first item for approval would be the minutes at Tab P. Pat Dunbar made the motion to approve the February 2011 minutes and David Laird seconded the motion. There was no discussion and the vote for approval of the motion was as follows:

In Favor: Cope  
Dunbar  
Laird  
Myhand  
Shealy  
Spires  
White

Opposed: none

Not Present: Lucas  
Matthews

**Activity Reports:** Vice Chairman White stated that the next item on the agenda was the Activity Reports at Tabs Q and R. Charlie Compton stated he would be brief so that those in attendance could get their requests addressed. He stated that some of the 2010 Census numbers were available and that he would cover some of that information at the end of the meeting. Mr.

Compton added that there was an increase through February and March, and during the first 15 days of April we have had 50 site-built permits issued and 16 mobile home permits issued. He noted that it was nice to see a slight increase in these numbers.

**Access Policy Variance – J.W. Hendrix Property (Henry Phillips/applicant):** Vice Chairman White stated that the next item on the agenda was the Access Policy Variance at Tab T. Janet Turner presented this to the Commission. She stated that Henry Phillips was in attendance to answer any questions.

Mrs. Turner stated that Henry Phillips, who currently lives at 219 Frye Road, a County-maintained dirt road near Lexington, wants to purchase approximately 3.5 acres out of a 7.4 acre tract located behind his property which belongs to J. W. Hendrix. Mr. Phillips wants to build a home on the 3.5 acres and sell his property at 219 Frye Road. Although the 7.4-acre tract owned by Mr. Hendrix has access down a 30-foot wide flag lot, Henry Phillips would prefer to set aside a 30-foot wide ingress egress through his current property to access this lot to avoid creating a private road situation. Since Mr. Phillips plans to use the 3.5 acres for his home site, he has no intentions of further subdividing and therefore requests a 30-foot wide access instead of the 50-foot wide access as required by the Planning Commission's Access Policy for lots greater than two acres. With this design a variance is also needed for the 100-foot separation required between flag lots since his proposed access will be approximately 75 feet from the existing 30-foot flag lot.

Pat Dunbar made the motion to approve the request provided there was no further subdividing. Michael Shealy seconded the motion. There was no discussion and the vote for approval of the motion was as follows:

In Favor:

Cope  
Dunbar  
Laird  
Myhand  
Shealy  
Spires  
White

Opposed: none

Not Present:

Lucas  
Matthews

**Private Road Subdivision – Virginia Pine Lane (Robert P. Fox, Jr./applicant):** Vice Chairman White stated that the next item on the agenda would be the private road subdivision request at Tab U. Janet Turner presented the Virginia Pine Lane request to the Commission. She stated that the Fox family was in attendance for any questions concerning this request.

Mrs. Tuner stated that the Fox family would like to give two acres to the grandson, Robert P. Fox, Jr., out of the 6.12 acres remaining in the family estate located off Virginia Pine Lane, a privately maintained dirt road off of Dickert Drive, a State paved road. She noted that Robert proposes to access the two-acre lot with a 50-foot wide access easement from Virginia Pine Lane across the family estate tract.

Mrs. Turner described the proposal with maps and aerial photography and Chris Stone completed the discussion with ground photos of the road conditions. It was noted that the road maintenance agreement meets all of the requirements, and all of the existing land owners would be signing the new agreement that includes the Robert Fox parcel.

Robert Spires made the motion to approve the request as submitted. David Laird seconded the motion. There was no discussion and the vote for approval of the motion was as follows:

<u>In Favor:</u>	Cope	<u>Opposed:</u>	none	<u>Not Present:</u>	Lucas
	Dunbar				Matthews
	Laird				
	Myhand				
	Shealy				
	Spires				
	White				

**Private Road Subdivision – Smallwood Court (Steven Jeffcoat/applicant):** Vice Chairman White stated that the next request would be for Smallwood Court at Tab V. Mrs. Turner presented this to the Commission. She stated that Steve and Steven Jeffcoat were in attendance for any questions concerning the request.

Mrs. Turner said that Southern Solutions Consulting & Properties, LLC, represented by Steven Jeffcoat, owns 8.14 acres off Smallwood Drive, a paved County-maintained road near Chapin. The property was previously proposed as a 15-lot subdivision with a paved public road proposed to access approximately 10 of the 15 lots. The previous developer sold a 3.77 acre lot at the end of the proposed road using a 50-foot wide easement to Ashley Amick, who after failed promises by the developer for a nice paved road to access his property had to install the access to get to his property. The previous developer defaulted on this development and the property was purchased by Southern Solutions. Mr. Jeffcoat has discovered that Carolina Water Service only has five sewer and seven water taps available for these lots, so he has had to combine some of the lots in order to get DHEC approval for septic systems. Also there are wetlands and natural drainage easements on the property which limits the ability to access some of the property without a road.

Mr. Jeffcoat would like to use the existing gravel drive which Ashley Amick has installed as a private road to access the three additional lots. Mr. Jeffcoat is willing to set aside a 50-foot right-of-way and install a turnaround near the end of the access in similar construction as the existing drive. Mr. Jeffcoat's request to add three lots will make a total of four lots using this road.

The draft Road Maintenance Agreement meets the standard as required by the Planning Commission. Ashley Amick's property is included as sharing the maintenance which would require him to sign the agreement and allow him to work with Mr. Jeffcoat for an equitable plan.

Mrs. Turner further reviewed the design with aerial photos and maps and Chris Stone presented ground photos of the road conditions.

Pat Dunbar made the motion to approve the request as submitted. Keith Myhand seconded the motion. There was no discussion and the vote for approval of the motion was as follows:

<u>In Favor:</u>	Cope	<u>Opposed:</u>	none	<u>Not Present:</u>	Lucas
	Dunbar				Matthews
	Laird				
	Myhand				
	Shealy				
	Spires				
	White				

Charlie Compton stated that before continuing with the agenda, he would like to recognize two new employees that were present at the meeting. He then introduced Alan Rickenbaker, Mapping/GIS Technician, who has joined the staff of Planning and GIS. Bruce Hiller then introduced Peatra Cruz, Development/Special Projects Assistant, with Community Development. He noted that she would also be working and assisting Janet Turner. Both of these new employees were welcomed by the Planning Commission.

**Zoning Text Amendment #T11-01 -- Public Service Signs:** Vice Chairman White stated that the next item on the agenda was Zoning Text Amendment #T11-01 at Tab W. Charlie Compton presented this text amendment and led a discussion on the topic of public service signs that are used to advertise activities away from the site itself. He explained that this amendment will be brought before County Council at their next meeting, but he thought it might be helpful for them to take an early look at this proposal. Mr. Compton stated if there was nothing additional to add to the amendment then the Commission could vote on a recommendation at this meeting. He added that if there is additional information that comes from Council or the public hearing, he would place it back on their May agenda.

After the discussion was completed, a motion was made by David Laird to recommend adoption of the new provisions and Warren Cope seconded the motion. There was no further discussion and the vote for approval was as follows:

<u>In Favor:</u>	Cope	<u>Opposed:</u>	none	<u>Not Present:</u>	Lucas
	Dunbar				Matthews
	Laird				
	Myhand				
	Shealy				
	Spires				
	White				

At this time Mr. Compton also made a brief graphic presentation showing some of the early numbers from the 2010 Census.

**Subdivision Bonds:** Vice Chairman White stated that the next item on the agenda was Subdivision Bonds at Tab X. Janet Turner stated that they were working with Regions Bank to collect one bond for the subdivision called Buena Vista Acres.

**Road Classifications:** Vice Chairman White stated that the next item on the agenda was Road Classifications at Tabs Y and Z for March 2011 and April 2011. Robert Spires made a motion to approve both months' classifications and Michael Shealy seconded the motion. There was no further discussion and the vote for approval was as follows:

<u>In Favor:</u>	Cope	<u>Opposed:</u>	none	<u>Not Present:</u>	Lucas
	Dunbar				Matthews
	Laird				
	Myhand				
	Shealy				
	Spires				
	White				

**Adjournment:** Vice Chairman White asked if there was any further business or discussions. There being none Robert Spires made a motion for adjournment. Warren Cope seconded the motion. The vote for approval of the motion was as follows:

<u>In Favor:</u>	Cope	<u>Opposed:</u>	none	<u>Not Present:</u>	Lucas
	Dunbar				Matthews
	Laird				
	Myhand				
	Shealy				
	Spires				
	White				

The meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Approved,

*(signed copy on file)*

Charlie Compton

Secretary

*(signed copy on file)*

Andy White

Vice Chairman